



## Balaclava, VIC

\$390,000 - \$425,000

4/40 Sycamore Grove

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## A Bright Spark with a Study Surprise

Perfectly positioned, this vibrant 1 bedroom plus study 1st floor apartment is soulful, savvy and ready to move in. Capturing tranquil leafy views, this dynamic pad enjoys stylish living/dining area and a fabulous kitchen/laundry, a good-sized bedroom (BIRs), a quiet study and tasteful bathroom. A great design for those who want separation between the living and study, it's ideal to live in or let out, complete with European Oak floors, security door, R/C air conditioning, ceiling fans and use of secure parking. Walk to Ripponlea train station, tram, cafes, shops and fine dining.